

PNC Firstside Center

Pittsburgh, Pennsylvania



Photographer: Ed Massery



Version 2.0
SILVER

Sustainable Sites

- **Site Selection:** Remediated brownfield site (previous urban railyard); contributes to an area needing economic revitalization
- **Alternative Transportation:** Ample bus lines; shower facilities for bicycle commuters; electric vehicle recharging station; site acts as downtown link for an extensive bike trail
- **Reduced Site Disturbance:** Exceeded local open space requirements by more than 25% by tightening program needs and stacking floor plans
- **Stormwater Management:** Filtering settlement basins capture and remove 80% of suspended solids and 40% of phosphorous
- **Reduced Heat Islands:** Used light colored/high-albedo materials for at least 36% of the site's non-roof impervious surfaces

Water Efficiency

- **Water Efficient Landscaping:** Sub-surface irrigation system reduces water use for irrigation by more than 50%

Energy and Atmosphere

- **Optimize Energy Performance:** Exceeds ASHRAE 90.1-1999 by 33% using exterior passive sun shading, interior motorized window coverings, underfloor ventilation systems, and air handling units with full economizer capabilities
- **Additional Commissioning:** Best practice commissioning applied

Materials and Resources

- **Recycled Content:** 90% post-consumer recycled steel
- **Local/Regional Materials:** 54% of materials (by cost) were manufactured within 500 miles; 11% of materials were extracted, recovered or harvested locally

Indoor Environmental Quality

- **CO₂ Monitoring:** CO₂ sensors located in the return air duct
- **Increase Ventilation Effectiveness:** Complies with ASHRAE Fundamentals Chapter 31 through use of diffusers in both the underfloor and overhead air distribution systems and full capacity economizers
- **Construction IAQ Management Plan:** Cleaned the underfloor plenum and conducted a two-week building flush out after construction and before occupancy
- **Low-Emitting Materials:** Carpeting has low VOC emissions
- **Thermal Comfort:** Meets ASHRAE 55-1992 through integrated temperature controls, independent humidifying systems and economizers
- **Daylight & Views:** 93% of occupied space has access to exterior views; 79% of occupied space is daylit; strategies included a large southern exposure, skylights, atrium, glazed partitions and doors, and clerestory windows

Innovation & Design Process

- **Innovation in Design:** Carpet tile with releasable adhesives and hybrid HVAC system reduce churn costs and waste

Owner: PNC Financial Services Group

Project Team:

Architect:	LDA - L.D. Astorino Companies
Engineer:	LDA - L.D. Astorino Companies
Contractor:	Dick Corporation
Consultant:	Paladino Green Building Strategies

Building Statistics:

Completion Date:	November 2000
Cost:	\$140 million
Size:	656,671 gross square feet
Footprint:	140,418 square feet
Construction Type:	5 floor, new construction
Use Group:	Financial services
Lot Size:	4.66 acres
Annual Energy Use:	59 kBtu/sf/year
Occupancy:	2,450 staff